

**408, 3316 Rideau Place SW**  
**Calgary, Alberta**

**MLS # A2256244**

**\$419,900**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rideau Park                        |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 953 sq.ft.                         | <b>Age:</b>   | 1955 (70 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                              |                   |          |
|--------------------|------------------------------|-------------------|----------|
| <b>Heating:</b>    | Hot Water                    | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Tile, Vinyl Plank            | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                            | <b>Condo Fee:</b> | \$ 1,011 |
| <b>Basement:</b>   | -                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Wood Siding | <b>Zoning:</b>    | M-H2     |
| <b>Foundation:</b> | -                            | <b>Utilities:</b> | -        |
| <b>Features:</b>   | See Remarks                  |                   |          |

**Inclusions:** n/a

Great opportunity to live in Rideau! Spacious two bedroom condo with NEW flooring and paint. South facing balcony and windows look out to a beautiful panoramic view and welcome sunshine throughout the condo. Features in-suite laundry; an indoor secured parking stall and storage locker; on-site manager; additional social room and visitor parking; and a private outdoor pool option available in season for condo owners. Just down the hill you'll find the Elbow River and Calgary pathway system, plus all the great shops and restaurants on 4th Street in Mission! Be sure to check out the interactive 3D virtual tour.